### Department of Housing and Community Development

### ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: Cit	y of Anderson	
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Reporting Period by Cale	ndar Year: from Ja	in 2008 to Dec 2008

These forms and tables, including the Certificate of Accuracy (see sample-next page) are due to the Department of Housing and Community Development (HCD) on or before April 1, 2006. Submit separate reports directly to both HCD and OPR (Government Code Section 654000) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research P.O. Box 3044 Sacramento, CA 95812-3044

> HOUSING POLICY DEVELOPMENT, HCD MAY 0 7 2009

### Department of Housing and Community Development ANNUAL HOUSING ELEMENT PROGRESS REPORT

### CERTIFICATION OF ACCURACY

The undersigned in the capacity of the City of Anderson has reviewed the		on behalf of as and reports
contained herein, and certifies, to the best has been provided herein is true and corre	t of his/her knowledge, that the in	
Signature  Signature	<u>April 30, 2009</u> Date	

page 1 of 4

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	City of Anderson	
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Reporting Period	Jan-08 -	Dec-08
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### Table A

# Annual Building Activity Report Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

			80			71	8	<b>V</b>	units ▼	(10) Total by income units (Field 5) Table A ▶
				-	▼	<b>▼</b>	2 🔻	om Table A	oderate fr	(9) Total of Above Moderate from Table A2
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		da d	And and the second of the seco							
	Programitic	TCAC, RDA & HOME	78			70	<b>co</b>	70	<b>5</b> η	202-680-099
See attached explaination			_	<del></del>		_		0	SF	202-560-058
winrout imaricial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.	Units See Instructions	for Each Development See Instructions	per Project	Above Moderate- Income	Moderate- Income	Low- Income	Very Low- Income	R=Renter O=Owner	Unit Category	(may be APN No., project name or address)
Note below the number of units determined to be affordable	Deed Restricted	Assistance Programs	oreal interest	es	Affordability by Household Incomes	Affordability by F		Tenure		Project Identifier
8	7	6	5		4			3	2	
Housing without Financial Assistance or Deed Restrictions	Housing with Financial Assistance and/or Deed Restrictions	Housing w Assistar Deed Re			<b>,,</b>	Housing Development Information	sing Developm	Hou		

### Housing without Financial Assistance or Deed Restrictions Explanation to Question #9

The following formulas were created by the City of Anderson, pursuant to California Health and Safety Code Section 50079.5, 50105 and 50106 using the State Limits 2007 for the low-very low and extremely low-income categories. These limits were used combined with sections 50052.5, 50054 and 50093 of the California Health and Safety Code to determine affordability of housing within the City of Anderson for all income levels:

Very Low	Lower Income	Median	Moderate
Income (VL)	(L)	Income (AMI)	Income (M)
\$672.50	\$807.00	\$1,345.00	\$1479.50
Monthly	Monthly	Monthly	Monthly
\$26,900	\$32,280	\$53,800	\$59,180
Annual	Annual	Annual	Annual
income.	Income	Income	Income

- 1. Very Low Income = \$52,700 (area median) X .50 X .30/12.
- 2. Lower Income = \$52,700 (area median) X .60 X .30/12.
- 3. Median Income= \$52,700 X .30/12.
- 4. Moderate Income=\$52,700 (area median) X 1.1 X .30%/12.

Using the affordability numbers as calculated above, a real estate calculator and the sales price of each unit as found on the MLS or the assessor record, the City has determined the following affordable price limits for each income level.

Income Limits	Maximum Affordable Purchase Price
Very Low Income	\$ 93,470
Lower Income	\$ 151,019
Median Income	\$ 221,339
Moderate Income	\$ 279,905

Based upon the above calculations the City has determined that of the 19 permits issued for housing, three (3) were available for median income levels while sixteen (16) were available for moderate income levels only.

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	City of Anderson	
Reporting Period	Jan	-08 - Dec-08

### Table A2

### Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

No. of Units Permitted for Above Moderate	
	Single Family
	2 - 4 Units
	5+ Units
	Second Unit
	Mobile Homes
	Total

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

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			;
Reporting Period	Jan-08 -	Dec-08	

### Table B

### **Regional Housing Needs Allocation Progress**

### Permitted Units Issued by Affordability

								,			
Remaining N	Total Units ▶ ▶	Total RHNA by COG. Enter allocation number:	Aboı		Moderate -		Low		Very Low	Incon	Enter Calenc the RHNA all
Remaining Need for RHNA Period	<b>* *</b>	by COG. on number:	Above Moderate	Non-deed restricted	Deed Restricted	Non-deed restricted	Deed Restricted	restricted	Deed Restricted	Income Level	Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.
od 🔻		679	407		122		78		- 72	Allocation by Income Level	h the first year of e Example.
<b>▼</b>	231		40	110	AND THE PARTY OF T		41		40	Year 1	
	74			70	A THE RESIDENCE AND THE PROPERTY OF THE PROPER	4	Vandanda Nobel Statement of Assessment a Recognition of the Contract of the Co		And the second s	Year 2	
	35		26	9			00000000 (AVIOR 1900) AND 1900 (MARKET 1900)			Year 3	
	82			ω			51		28	Year 4	
	19		16	ω		<u></u>				Year 5	
	80		_				70		8	Year 6	
										Year 7	
							To the same of the			Year 8	
					COMMON CONTRACTOR CONT					Year 9	
		521	83	195		თ	162		76		Total Units to Date
	358		324		122		-84		4	by Income Level	Total Remaining RHNA